

Monthly Indicators



May 2022

Percent changes calculated using year-over-year comparisons.

New Listings were up 20.8 percent for single family homes but remained flat for townhouse-condo properties. Pending Sales increased 8.1 percent for single family homes and 20.0 percent for townhouse-condo properties.

The Median Sales Price was up 23.2 percent to \$340,000 for single family homes and 26.9 percent to \$285,000 for townhouse-condo properties. Days on Market decreased 16.7 percent for single family homes and 43.8 percent for townhouse-condo properties.

The slowdown in sales has provided a much-needed lift to housing supply, with inventory up 10.8% from the previous month according to NAR, although supply remains down 10.4% compared to this time last year, with only 2.2 months' supply of homes at the current sales pace. As the nation continues to explore ways to solve the ongoing housing shortage, estimated at 5.5 million homes, the Biden administration recently unveiled the Housing Supply Action Plan, which aims to expand housing access through a number of administrative and legislative actions and help relieve the nation's housing crisis over the next 5 years.

Activity Snapshot

+ 25.2%	+ 24.4%	+ 19.8%
One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Active Listings All Properties

Residential real estate activity in Pueblo County composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	5-2021	5-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		307	371	+ 20.8%	1,435	1,687	+ 17.6%
Pending Sales		283	306	+ 8.1%	1,263	1,445	+ 14.4%
Sold Listings		218	279	+ 28.0%	1,140	1,306	+ 14.6%
Median Sales Price		\$275,950	\$340,000	+ 23.2%	\$265,000	\$315,000	+ 18.9%
Avg. Sales Price		\$297,117	\$327,774	+ 10.3%	\$275,305	\$324,332	+ 17.8%
Pct. of List Price Received		101.9%	100.3%	- 1.6%	100.8%	99.9%	- 0.9%
Days on Market		66	55	- 16.7%	67	63	- 6.0%
Affordability Index		141	92	- 34.8%	147	99	- 32.7%
Active Listings		280	342	+ 22.1%	--	--	--
Months Supply		1.1	1.2	+ 9.1%	--	--	--

Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

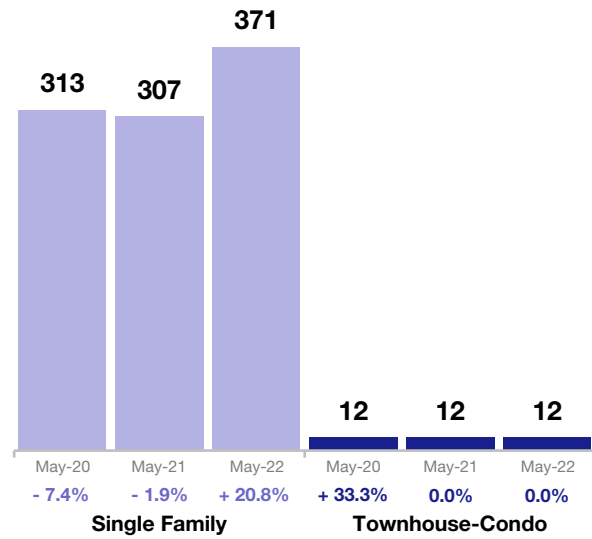


Key Metrics	Historical Sparkbars	5-2021	5-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		12	12	0.0%	54	48	- 11.1%
Pending Sales		10	12	+ 20.0%	54	48	- 11.1%
Sold Listings		12	9	- 25.0%	55	42	- 23.6%
Median Sales Price		\$224,500	\$285,000	+ 26.9%	\$218,000	\$257,450	+ 18.1%
Avg. Sales Price		\$260,574	\$292,544	+ 12.3%	\$214,780	\$271,836	+ 26.6%
Pct. of List Price Received		101.0%	100.1%	- 0.9%	99.9%	100.6%	+ 0.7%
Days on Market		64	36	- 43.8%	71	47	- 33.8%
Affordability Index		173	109	- 37.0%	178	121	- 32.0%
Active Listings		8	3	- 62.5%	--	--	--
Months Supply		0.7	0.3	- 57.1%	--	--	--

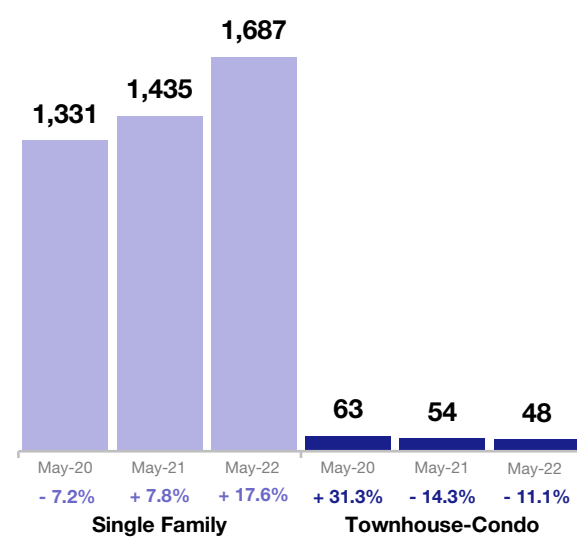
New Listings



May

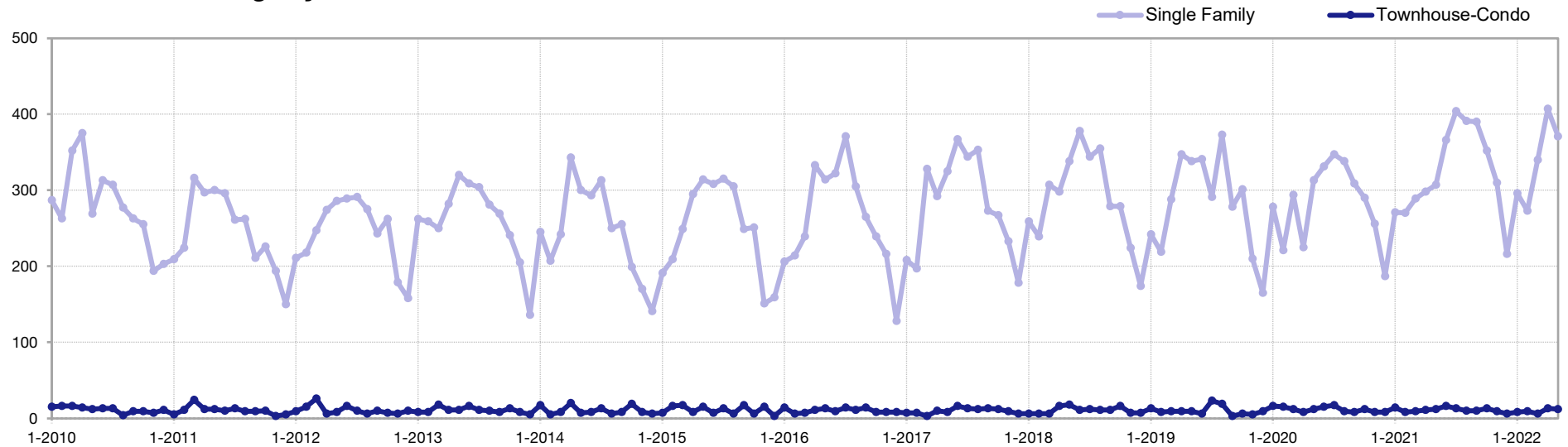


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	366	+10.6%	16	+6.7%
Jul-2021	404	+16.4%	13	-23.5%
Aug-2021	391	+15.7%	10	+11.1%
Sep-2021	390	+26.2%	10	+25.0%
Oct-2021	352	+21.4%	13	+8.3%
Nov-2021	310	+21.1%	9	+12.5%
Dec-2021	216	+15.5%	6	-25.0%
Jan-2022	296	+9.2%	8	-42.9%
Feb-2022	273	+1.1%	9	+12.5%
Mar-2022	340	+17.6%	6	-33.3%
Apr-2022	407	+36.6%	13	+18.2%
May-2022	371	+20.8%	12	0.0%

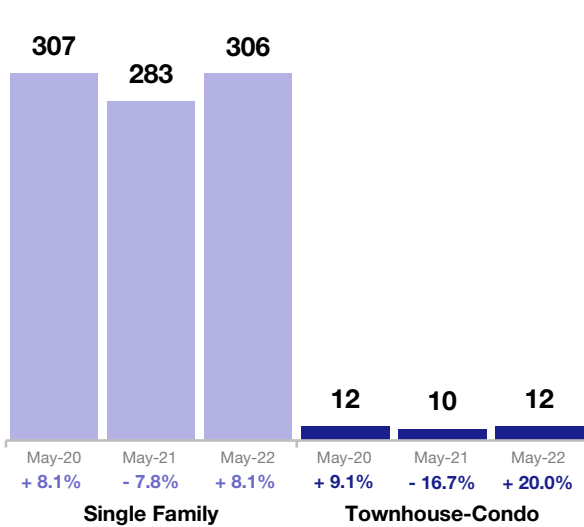
Historical New Listings by Month



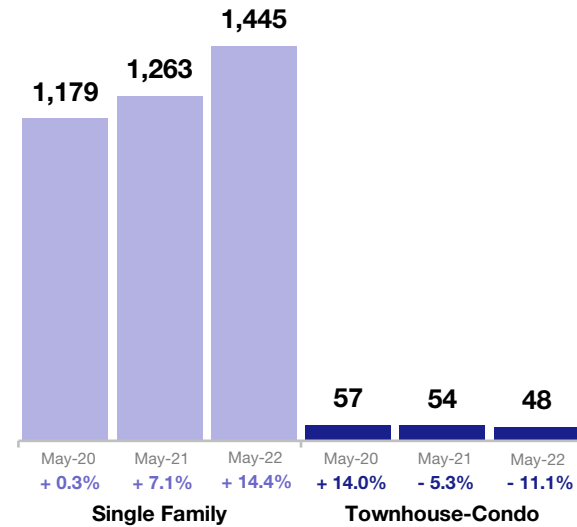
Pending Sales



May

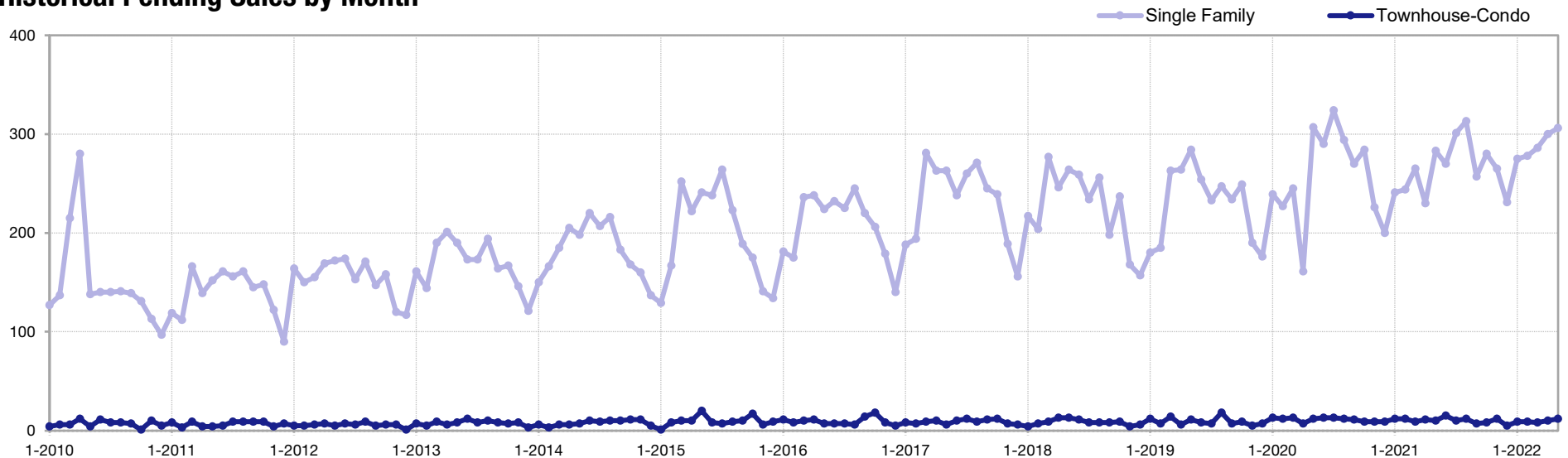


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	270	-6.9%	15	+15.4%
Jul-2021	301	-7.1%	10	-23.1%
Aug-2021	313	+6.5%	12	0.0%
Sep-2021	257	-4.8%	7	-36.4%
Oct-2021	280	-1.4%	8	-11.1%
Nov-2021	265	+17.3%	12	+33.3%
Dec-2021	231	+15.5%	5	-44.4%
Jan-2022	275	+14.1%	9	-25.0%
Feb-2022	278	+13.9%	9	-25.0%
Mar-2022	286	+7.9%	8	-11.1%
Apr-2022	300	+30.4%	10	-9.1%
May-2022	306	+8.1%	12	+20.0%

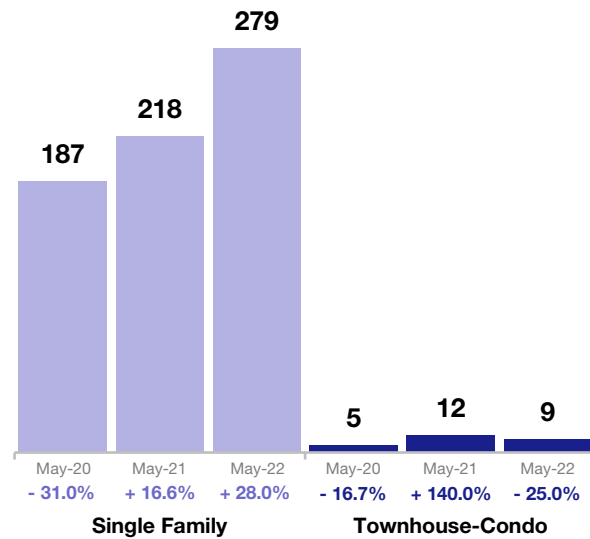
Historical Pending Sales by Month



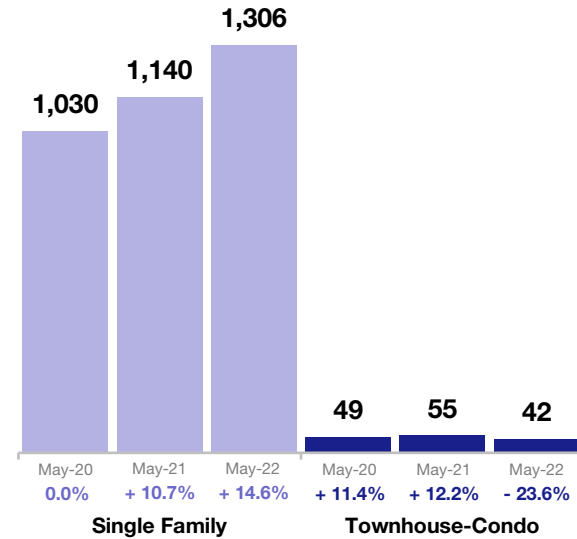
Sold Listings



May

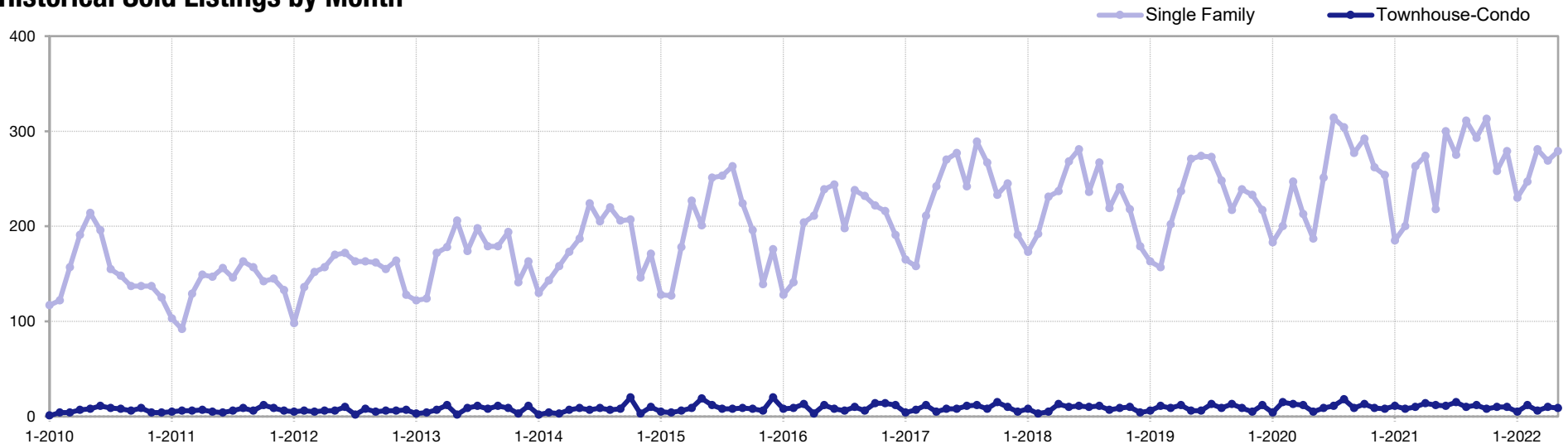


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	300	+19.5%	11	+22.2%
Jul-2021	275	-12.4%	15	+36.4%
Aug-2021	311	+2.3%	10	-44.4%
Sep-2021	293	+5.8%	12	+33.3%
Oct-2021	313	+7.2%	8	-38.5%
Nov-2021	258	-1.5%	10	+11.1%
Dec-2021	279	+9.8%	10	+25.0%
Jan-2022	230	+24.3%	5	-54.5%
Feb-2022	247	+23.5%	12	+50.0%
Mar-2022	281	+6.8%	6	-40.0%
Apr-2022	269	-1.8%	10	-28.6%
May-2022	279	+28.0%	9	-25.0%

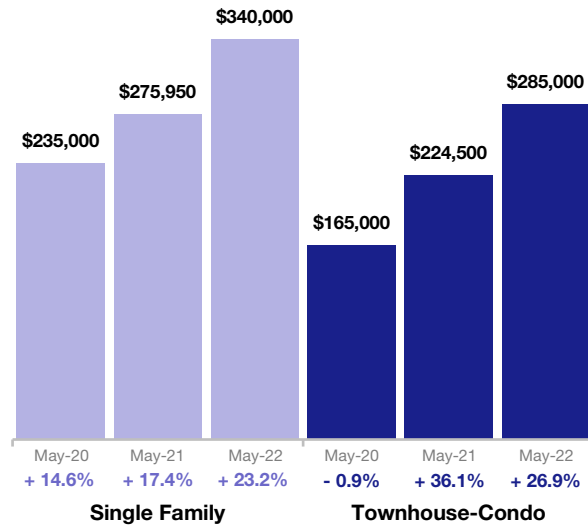
Historical Sold Listings by Month



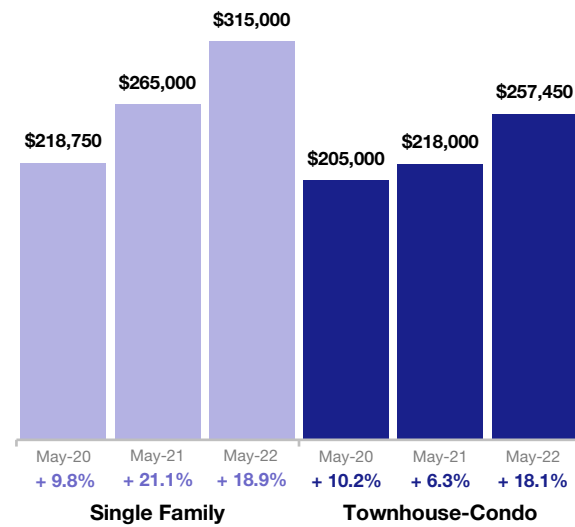
Median Sales Price



May

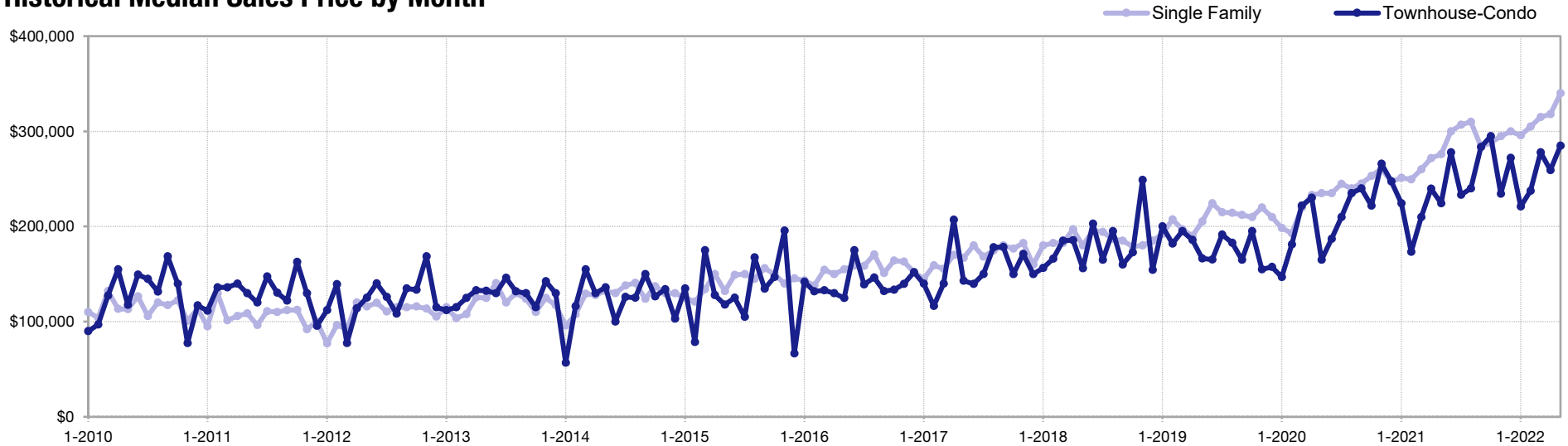


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	\$300,000	+27.7%	\$278,000	+48.7%
Jul-2021	\$307,000	+25.4%	\$233,200	+11.0%
Aug-2021	\$310,000	+29.2%	\$240,000	+2.1%
Sep-2021	\$284,000	+15.9%	\$283,450	+18.2%
Oct-2021	\$288,000	+13.8%	\$295,000	+32.9%
Nov-2021	\$295,000	+13.0%	\$234,450	-11.8%
Dec-2021	\$300,000	+21.5%	\$272,000	+9.9%
Jan-2022	\$295,875	+17.9%	\$221,000	-1.6%
Feb-2022	\$305,000	+22.2%	\$237,500	+36.9%
Mar-2022	\$315,000	+21.2%	\$278,000	+32.4%
Apr-2022	\$318,000	+17.0%	\$259,200	+8.1%
May-2022	\$340,000	+23.2%	\$285,000	+26.9%

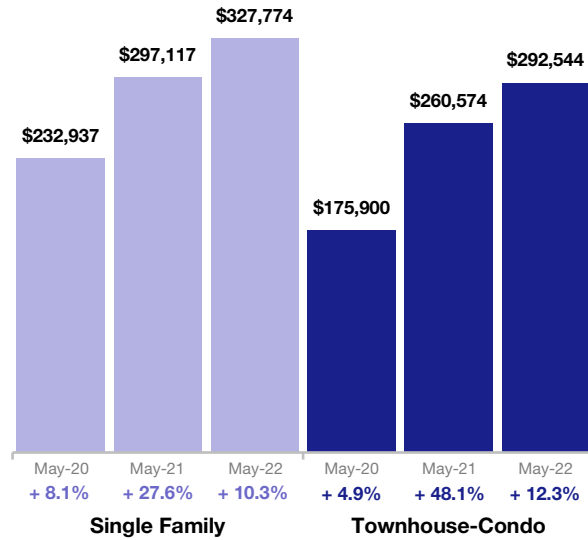
Historical Median Sales Price by Month



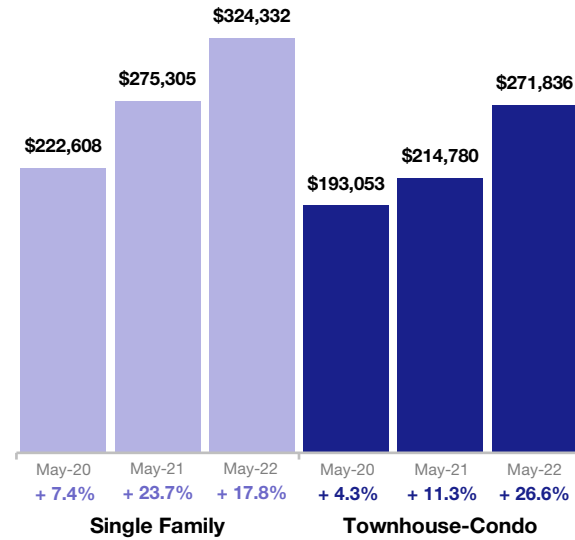
Average Sales Price



May

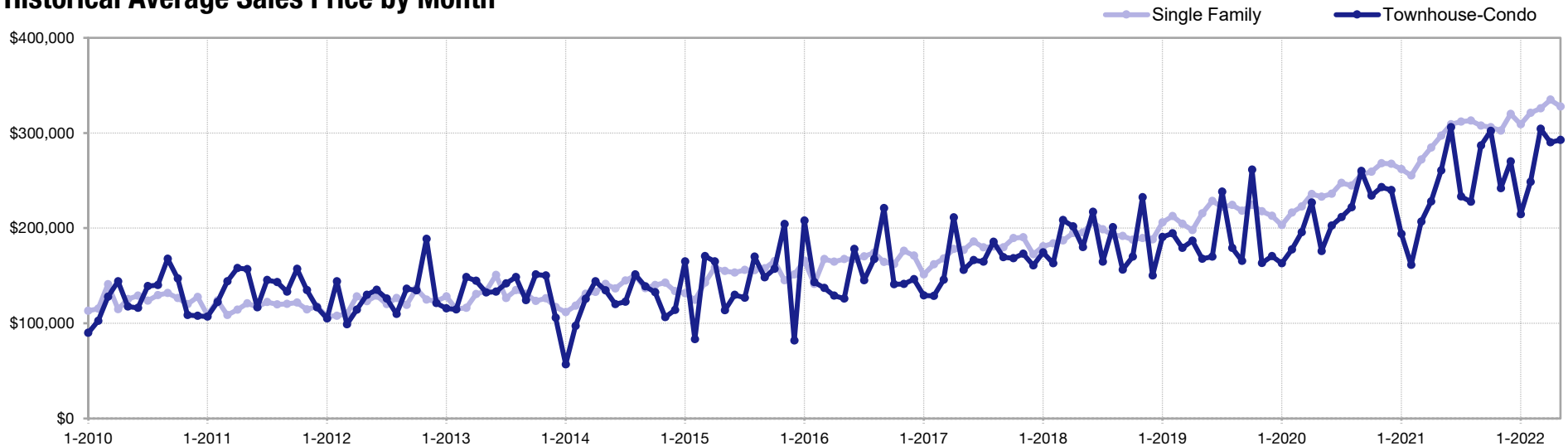


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	\$309,228	+31.0%	\$306,038	+51.0%
Jul-2021	\$311,962	+26.1%	\$233,429	+10.3%
Aug-2021	\$312,915	+27.8%	\$227,765	+2.6%
Sep-2021	\$307,703	+20.1%	\$286,774	+10.3%
Oct-2021	\$305,953	+18.0%	\$302,188	+29.0%
Nov-2021	\$302,428	+12.8%	\$241,880	-0.5%
Dec-2021	\$319,939	+19.6%	\$270,020	+12.5%
Jan-2022	\$309,238	+18.0%	\$214,700	+10.6%
Feb-2022	\$321,172	+25.8%	\$248,575	+54.0%
Mar-2022	\$325,912	+19.8%	\$304,250	+47.1%
Apr-2022	\$334,932	+17.7%	\$290,230	+27.3%
May-2022	\$327,774	+10.3%	\$292,544	+12.3%

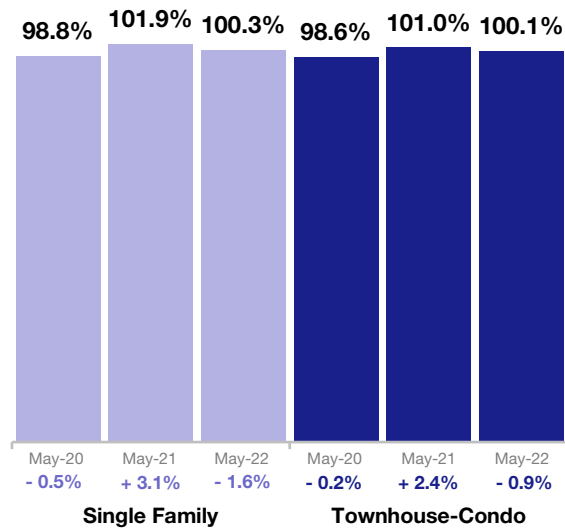
Historical Average Sales Price by Month



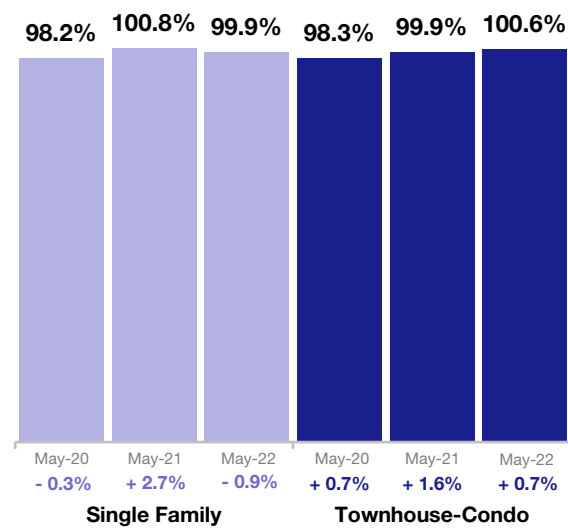
Percent of List Price Received



May

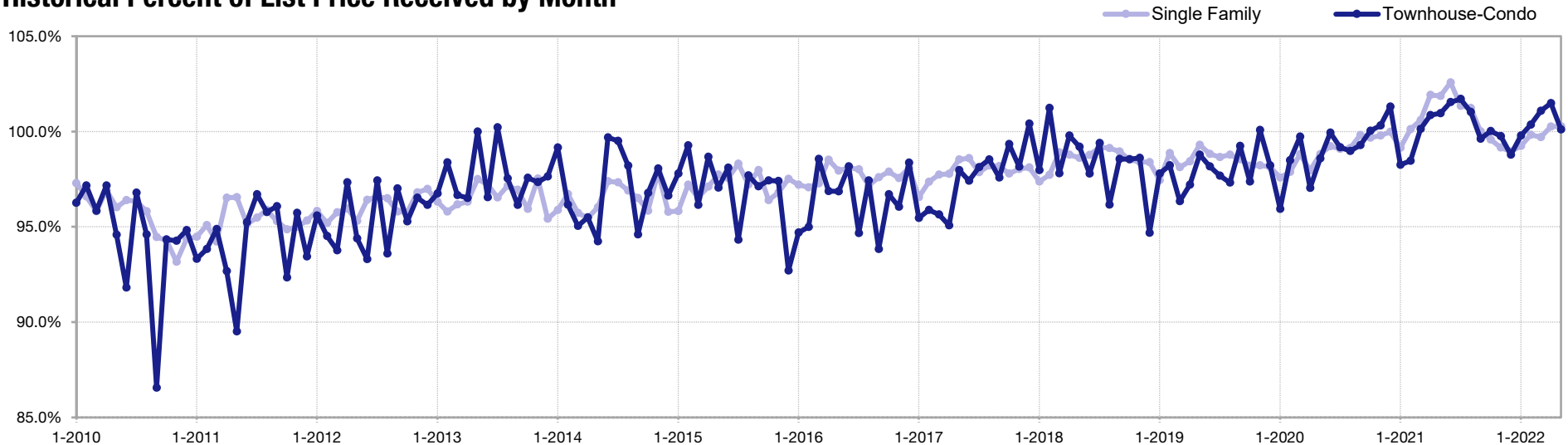


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	102.6%	+3.4%	101.5%	+1.6%
Jul-2021	101.4%	+2.3%	101.7%	+2.5%
Aug-2021	101.2%	+2.1%	101.0%	+2.0%
Sep-2021	100.0%	+0.2%	99.6%	+0.3%
Oct-2021	99.6%	-0.1%	100.0%	0.0%
Nov-2021	99.2%	-0.6%	99.8%	-0.5%
Dec-2021	98.9%	-1.1%	98.8%	-2.5%
Jan-2022	99.2%	+0.1%	99.8%	+1.5%
Feb-2022	99.8%	-0.3%	100.4%	+1.9%
Mar-2022	99.7%	-0.9%	101.1%	+1.0%
Apr-2022	100.3%	-1.6%	101.5%	+0.6%
May-2022	100.3%	-1.6%	100.1%	-0.9%

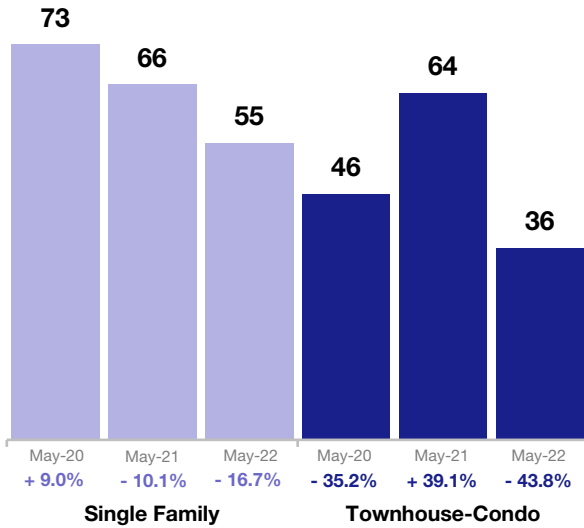
Historical Percent of List Price Received by Month



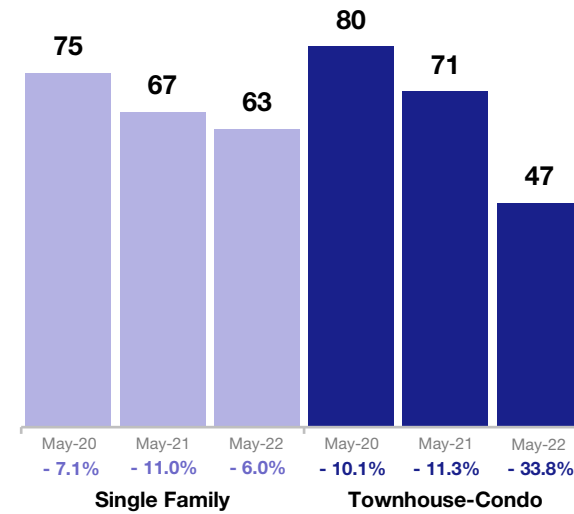
Days on Market Until Sale



May

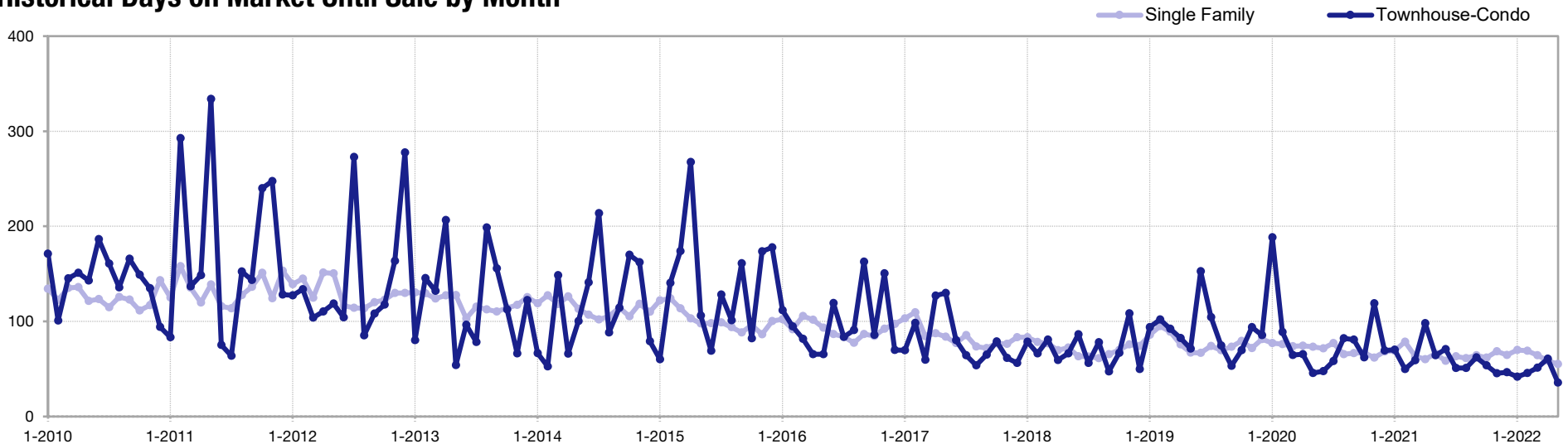


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	58	-18.3%	71	+47.9%
Jul-2021	63	-18.2%	51	-12.1%
Aug-2021	61	-7.6%	51	-37.8%
Sep-2021	64	-4.5%	62	-23.5%
Oct-2021	62	-7.5%	54	-12.9%
Nov-2021	69	+11.3%	46	-61.3%
Dec-2021	64	-5.9%	46	-33.3%
Jan-2022	70	+1.4%	42	-40.0%
Feb-2022	69	-11.5%	46	-8.0%
Mar-2022	64	+1.6%	51	-13.6%
Apr-2022	59	-1.7%	61	-37.8%
May-2022	55	-16.7%	36	-43.8%

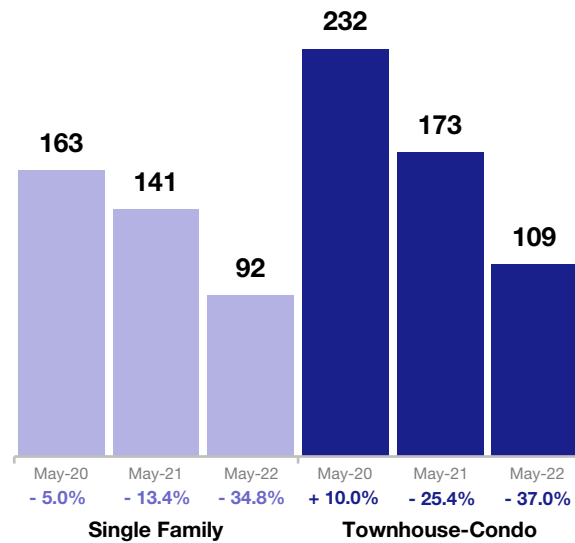
Historical Days on Market Until Sale by Month



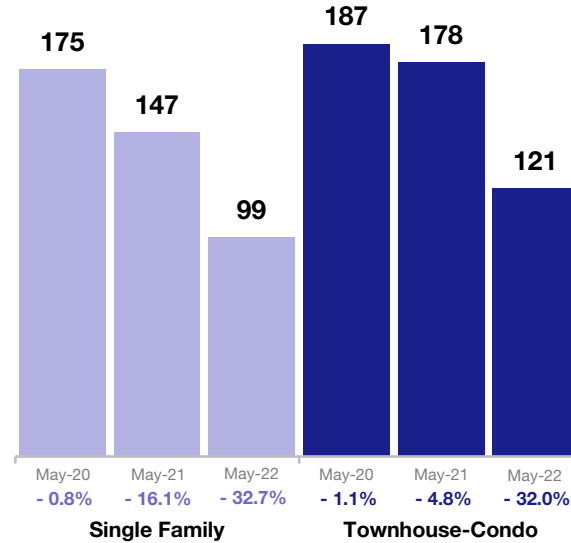
Housing Affordability Index



May

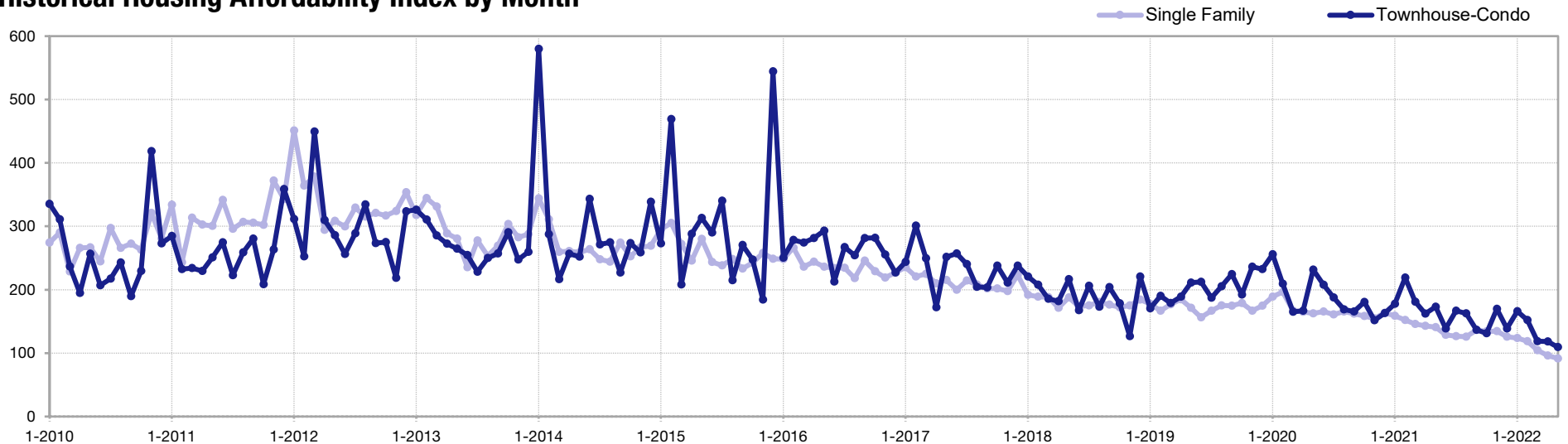


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	129	-21.8%	139	-33.2%
Jul-2021	127	-21.1%	167	-11.2%
Aug-2021	126	-23.6%	162	-4.1%
Sep-2021	136	-16.0%	136	-18.1%
Oct-2021	134	-15.2%	131	-27.6%
Nov-2021	135	-12.9%	170	+11.8%
Dec-2021	126	-22.7%	139	-14.7%
Jan-2022	124	-22.0%	166	-6.2%
Feb-2022	119	-21.7%	152	-30.6%
Mar-2022	105	-28.1%	119	-34.3%
Apr-2022	96	-32.9%	118	-27.2%
May-2022	92	-34.8%	109	-37.0%

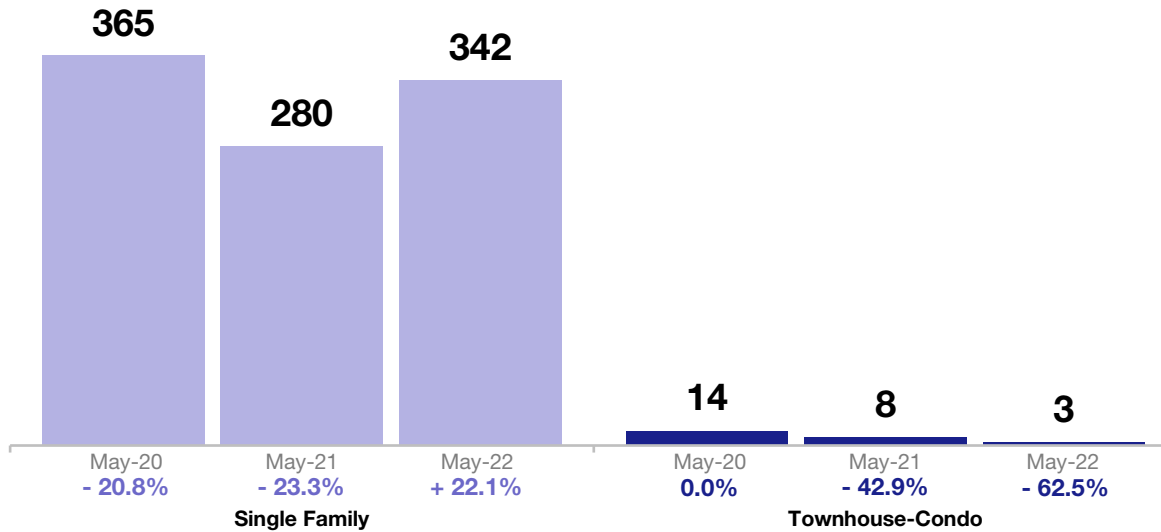
Historical Housing Affordability Index by Month



Inventory of Active Listings

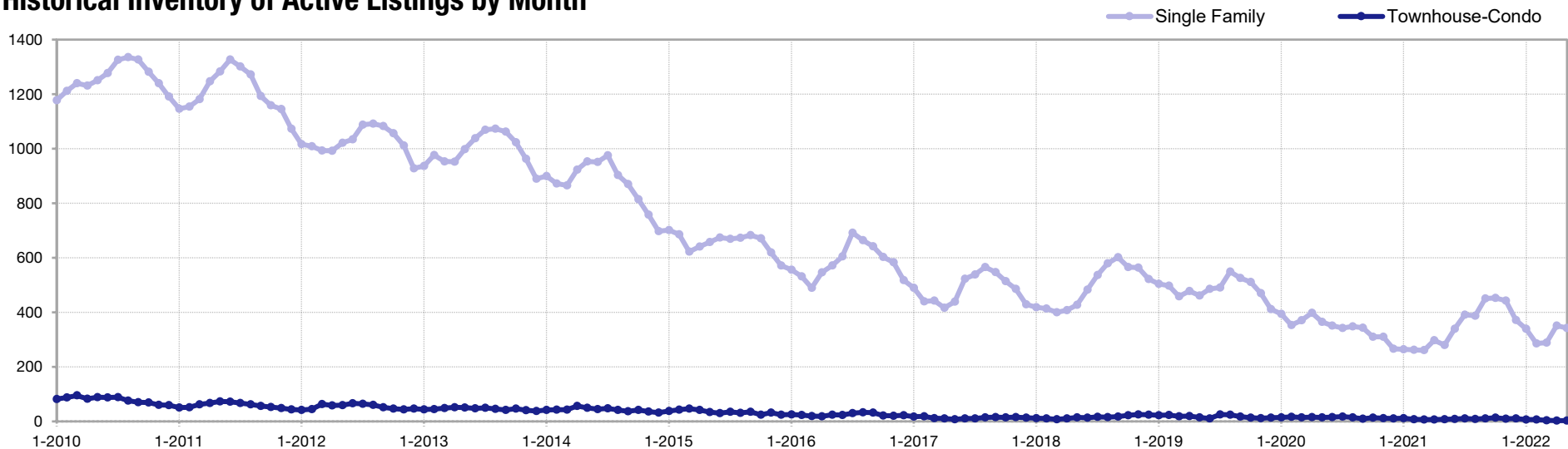


May



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	339	-3.4%	9	-40.0%
Jul-2021	391	+14.3%	11	-35.3%
Aug-2021	387	+11.2%	9	-35.7%
Sep-2021	451	+31.5%	11	+10.0%
Oct-2021	453	+46.1%	13	0.0%
Nov-2021	443	+42.9%	10	-16.7%
Dec-2021	372	+39.8%	11	0.0%
Jan-2022	339	+28.4%	7	-41.7%
Feb-2022	286	+9.2%	7	-12.5%
Mar-2022	289	+10.7%	4	-42.9%
Apr-2022	351	+18.2%	3	-57.1%
May-2022	342	+22.1%	3	-62.5%

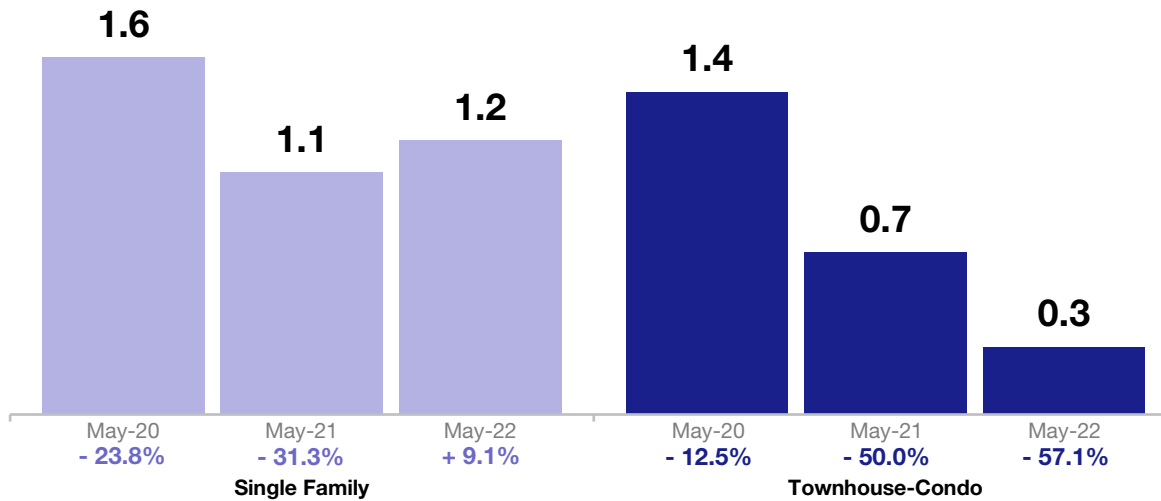
Historical Inventory of Active Listings by Month



Months Supply of Inventory

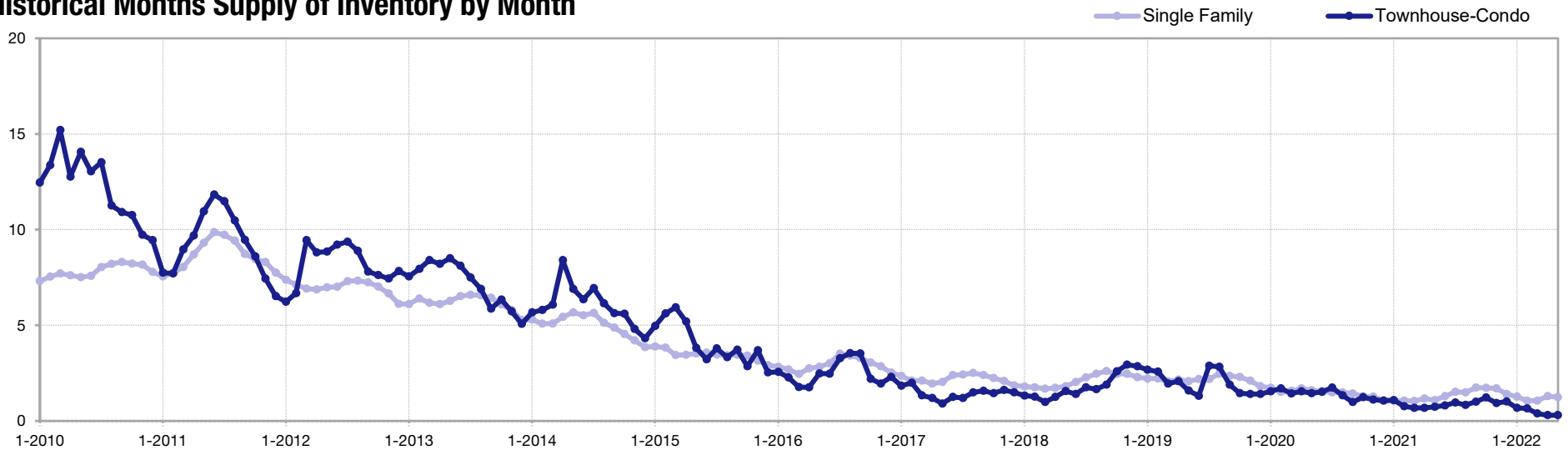


May



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	1.3	-18.8%	0.8	-46.7%
Jul-2021	1.5	0.0%	1.0	-41.2%
Aug-2021	1.5	0.0%	0.8	-38.5%
Sep-2021	1.7	+21.4%	1.0	0.0%
Oct-2021	1.7	+30.8%	1.2	0.0%
Nov-2021	1.7	+30.8%	0.9	-18.2%
Dec-2021	1.4	+27.3%	1.0	0.0%
Jan-2022	1.3	+18.2%	0.7	-36.4%
Feb-2022	1.1	0.0%	0.7	-12.5%
Mar-2022	1.1	+10.0%	0.4	-42.9%
Apr-2022	1.3	+8.3%	0.3	-57.1%
May-2022	1.2	+9.1%	0.3	-57.1%

Historical Months Supply of Inventory by Month



Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



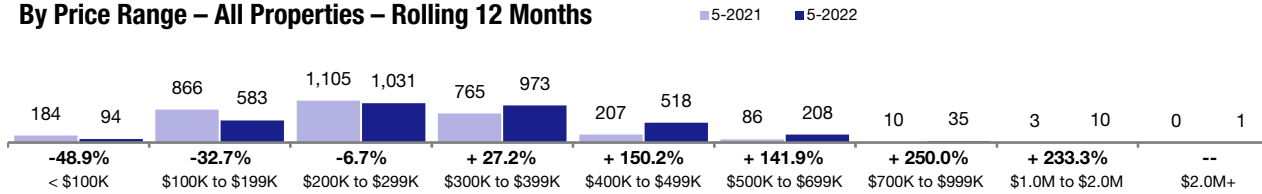
Key Metrics	Historical Sparkbars	5-2021	5-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		319	383	+ 20.1%	1,489	1,735	+ 16.5%
Pending Sales		293	318	+ 8.5%	1,317	1,493	+ 13.4%
Sold Listings		230	288	+ 25.2%	1,195	1,348	+ 12.8%
Median Sales Price		\$273,250	\$340,000	+ 24.4%	\$260,000	\$312,500	+ 20.2%
Avg. Sales Price		\$295,210	\$326,669	+ 10.7%	\$272,519	\$322,695	+ 18.4%
Pct. of List Price Received		101.8%	100.3%	- 1.5%	100.8%	99.9%	- 0.9%
Days on Market		66	54	- 18.2%	67	63	- 6.0%
Affordability Index		142	92	- 35.2%	150	100	- 33.3%
Active Listings		288	345	+ 19.8%	--	--	--
Months Supply		1.1	1.2	+ 9.1%	--	--	--

Sold Listings

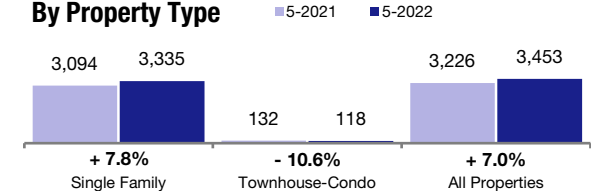
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change
\$99,999 and Below	180	93	-48.3%	4	1	-75.0%
\$100,000 to \$199,999	818	561	-31.4%	48	22	-54.2%
\$200,000 to \$299,999	1,041	965	-7.3%	64	66	+3.1%
\$300,000 to \$399,999	751	951	+26.6%	14	22	+57.1%
\$400,000 to \$499,999	206	514	+149.5%	1	4	+300.0%
\$500,000 to \$699,999	86	206	+139.5%	0	2	--
\$700,000 to \$999,999	9	34	+277.8%	1	1	0.0%
\$1,000,000 to \$1,999,999	3	10	+233.3%	0	0	--
\$2,000,000 and Above	0	1	--	0	0	--
All Price Ranges	3,094	3,335	+7.8%	132	118	-10.6%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	4-2022	5-2022	Change	4-2022	5-2022	Change
\$99,999 and Below	5	11	+120.0%	0	0	--
\$100,000 to \$199,999	45	31	-31.1%	1	1	0.0%
\$200,000 to \$299,999	68	74	+8.8%	7	5	-28.6%
\$300,000 to \$399,999	77	84	+9.1%	1	1	0.0%
\$400,000 to \$499,999	54	60	+11.1%	0	2	--
\$500,000 to \$699,999	13	17	+30.8%	1	0	-100.0%
\$700,000 to \$999,999	6	2	-66.7%	0	0	--
\$1,000,000 to \$1,999,999	0	0	--	0	0	--
\$2,000,000 and Above	1	0	-100.0%	0	0	--
All Price Ranges	269	279	+3.7%	10	9	-10.0%

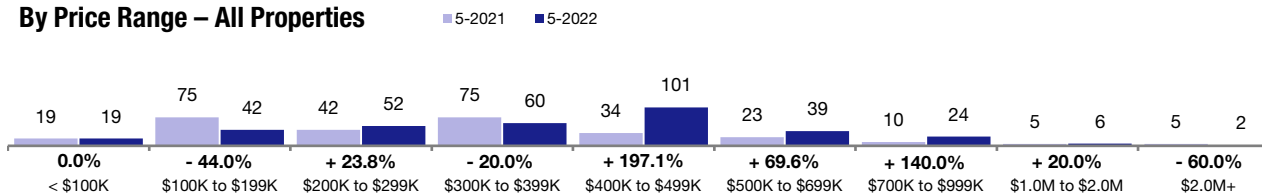
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change
\$99,999 and Below	45	38	-15.6%	4	1	-75.0%
\$100,000 to \$199,999	292	200	-31.5%	21	8	-61.9%
\$200,000 to \$299,999	342	358	+4.7%	25	23	-8.0%
\$300,000 to \$399,999	313	368	+17.6%	4	5	+25.0%
\$400,000 to \$499,999	104	242	+132.7%	0	3	--
\$500,000 to \$699,999	42	77	+83.3%	0	2	--
\$700,000 to \$999,999	2	18	+800.0%	1	0	-100.0%
\$1,000,000 to \$1,999,999	0	4	--	0	0	--
\$2,000,000 and Above	0	1	--	0	0	--
All Price Ranges	1,140	1,306	+14.6%	55	42	-23.6%

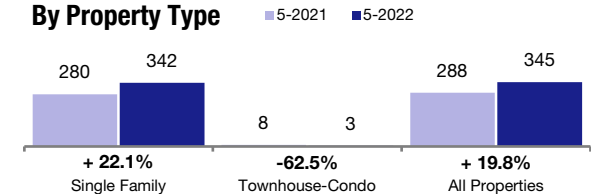
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change
\$99,999 and Below	19	19	0.0%	0	0	--
\$100,000 to \$199,999	74	42	-43.2%	1	0	-100.0%
\$200,000 to \$299,999	41	49	+19.5%	1	3	+200.0%
\$300,000 to \$399,999	73	60	-17.8%	2	0	-100.0%
\$400,000 to \$499,999	31	101	+225.8%	3	0	-100.0%
\$500,000 to \$699,999	23	39	+69.6%	0	0	--
\$700,000 to \$999,999	9	24	+166.7%	1	0	-100.0%
\$1,000,000 to \$1,999,999	5	6	+20.0%	0	0	--
\$2,000,000 and Above	5	2	-60.0%	0	0	--
All Price Ranges	280	342	+22.1%	8	3	-62.5%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	4-2022	5-2022	Change	4-2022	5-2022	Change
\$99,999 and Below	20	19	-5.0%	0	0	--
\$100,000 to \$199,999	62	42	-32.3%	2	0	-100.0%
\$200,000 to \$299,999	66	49	-25.8%	1	3	+200.0%
\$300,000 to \$399,999	53	60	+13.2%	0	0	--
\$400,000 to \$499,999	87	101	+16.1%	0	0	--
\$500,000 to \$699,999	38	39	+2.6%	0	0	--
\$700,000 to \$999,999	18	24	+33.3%	0	0	--
\$1,000,000 to \$1,999,999	4	6	+50.0%	0	0	--
\$2,000,000 and Above	3	2	-33.3%	0	0	--
All Price Ranges	351	342	-2.6%	3	3	0.0%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change
\$99,999 and Below	20	19	-5.0%	0	0	--
\$100,000 to \$199,999	62	42	-32.3%	2	0	-100.0%
\$200,000 to \$299,999	66	49	-25.8%	1	3	+200.0%
\$300,000 to \$399,999	53	60	+13.2%	0	0	--
\$400,000 to \$499,999	87	101	+16.1%	0	0	--
\$500,000 to \$699,999	38	39	+2.6%	0	0	--
\$700,000 to \$999,999	18	24	+33.3%	0	0	--
\$1,000,000 to \$1,999,999	4	6	+50.0%	0	0	--
\$2,000,000 and Above	3	2	-33.3%	0	0	--
All Price Ranges	351	342	-2.6%	3	3	0.0%

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending Sales	A count of all the listings that went into pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
Inventory of Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.

Local Market Update for May 2022

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Pueblo County

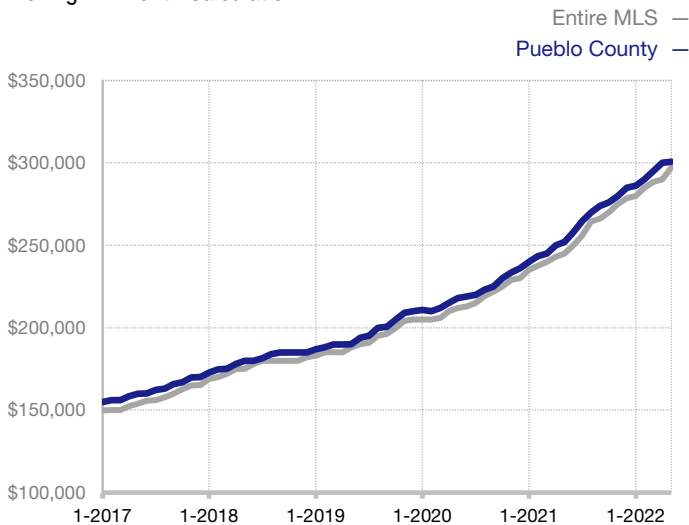
Single Family Key Metrics	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
New Listings	297	361	+ 21.5%	1,410	1,660	+ 17.7%
Sold Listings	219	278	+ 26.9%	1,135	1,289	+ 13.6%
Median Sales Price*	\$275,000	\$340,000	+ 23.6%	\$265,000	\$315,000	+ 18.9%
Average Sales Price*	\$294,920	\$348,673	+ 18.2%	\$275,640	\$326,222	+ 18.4%
Percent of List Price Received*	101.9%	100.2%	- 1.7%	100.8%	99.9%	- 0.9%
Days on Market Until Sale	66	55	- 16.7%	67	63	- 6.0%
Inventory of Homes for Sale	269	323	+ 20.1%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

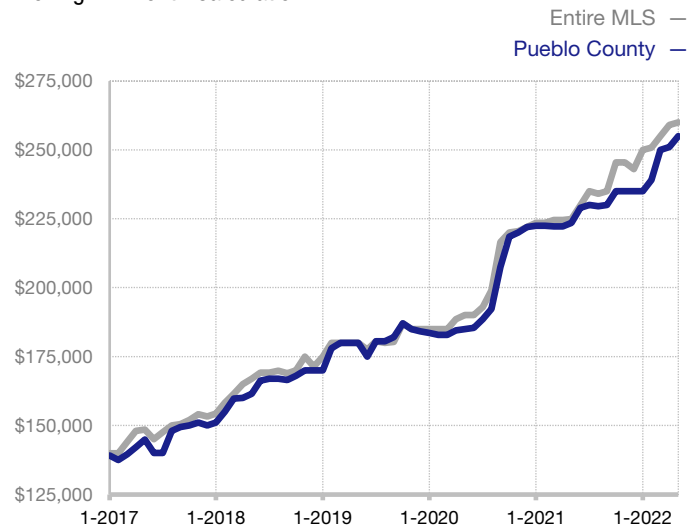
Townhouse/Condo Key Metrics	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
New Listings	12	12	0.0%	52	46	- 11.5%
Sold Listings	11	9	- 18.2%	53	41	- 22.6%
Median Sales Price*	\$220,000	\$285,000	+ 29.5%	\$218,000	\$254,900	+ 16.9%
Average Sales Price*	\$251,354	\$292,544	+ 16.4%	\$213,979	\$271,880	+ 27.1%
Percent of List Price Received*	100.9%	100.1%	- 0.8%	100.1%	100.5%	+ 0.4%
Days on Market Until Sale	68	36	- 47.1%	73	48	- 34.2%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Arkansas Valley/Otero County

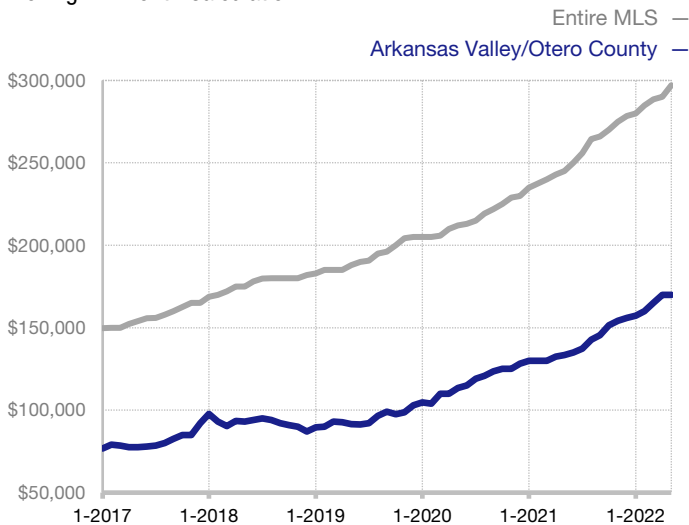
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	43	51	+ 18.6%	175	228	+ 30.3%
Sold Listings	33	33	0.0%	157	153	- 2.5%
Median Sales Price*	\$150,000	\$148,000	- 1.3%	\$136,000	\$173,000	+ 27.2%
Average Sales Price*	\$175,299	\$261,342	+ 49.1%	\$156,660	\$206,387	+ 31.7%
Percent of List Price Received*	97.9%	97.5%	- 0.4%	96.3%	95.5%	- 0.8%
Days on Market Until Sale	96	84	- 12.5%	102	91	- 10.8%
Inventory of Homes for Sale	58	101	+ 74.1%	--	--	--
Months Supply of Inventory	1.7	3.1	+ 82.4%	--	--	--

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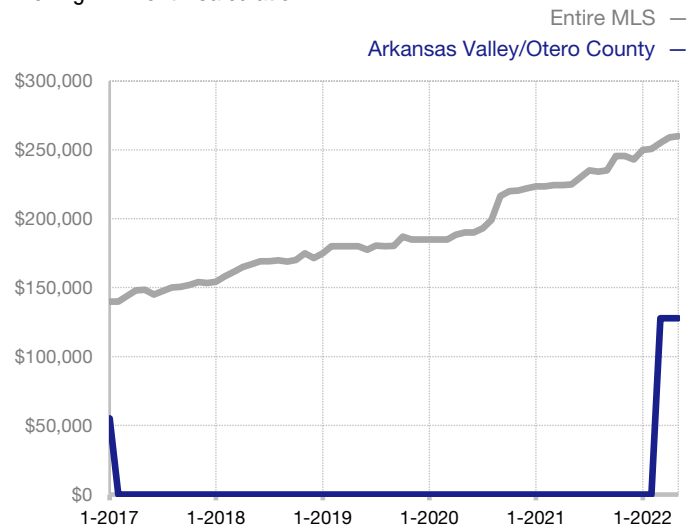
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$128,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$128,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	102.4%	--
Days on Market Until Sale	0	0	--	0	298	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

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Fowler

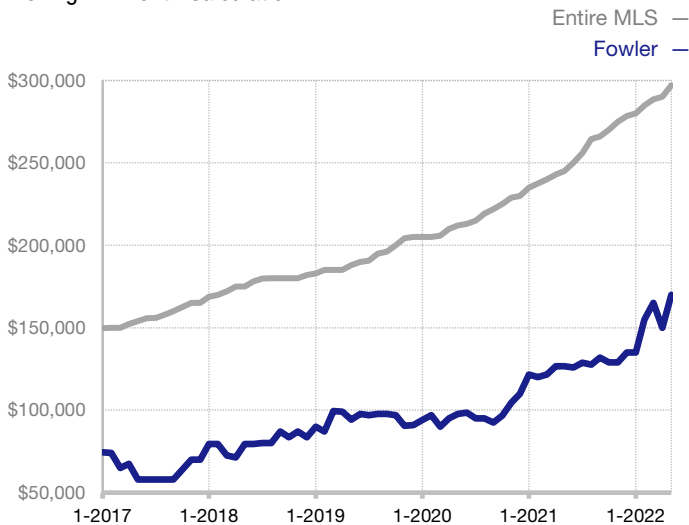
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	5	5	0.0%	27	16	- 40.7%
Sold Listings	7	3	- 57.1%	26	14	- 46.2%
Median Sales Price*	\$115,000	\$195,000	+ 69.6%	\$135,500	\$186,000	+ 37.3%
Average Sales Price*	\$157,000	\$219,833	+ 40.0%	\$157,744	\$193,243	+ 22.5%
Percent of List Price Received*	103.1%	101.4%	- 1.6%	99.3%	100.3%	+ 1.0%
Days on Market Until Sale	61	105	+ 72.1%	82	102	+ 24.4%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

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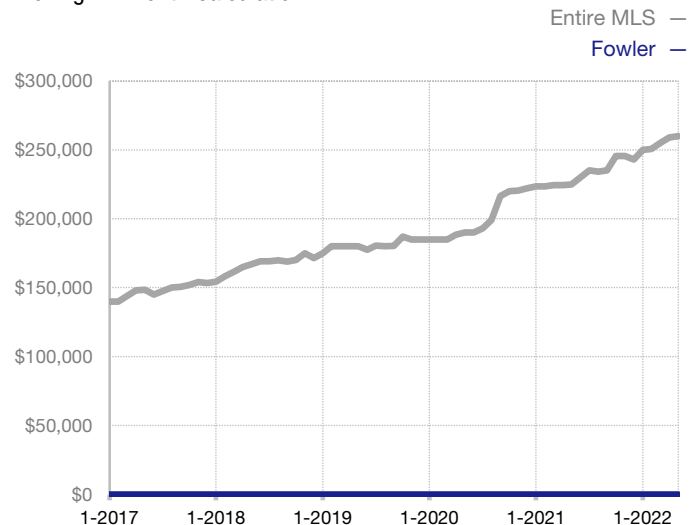
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

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Huerfano County

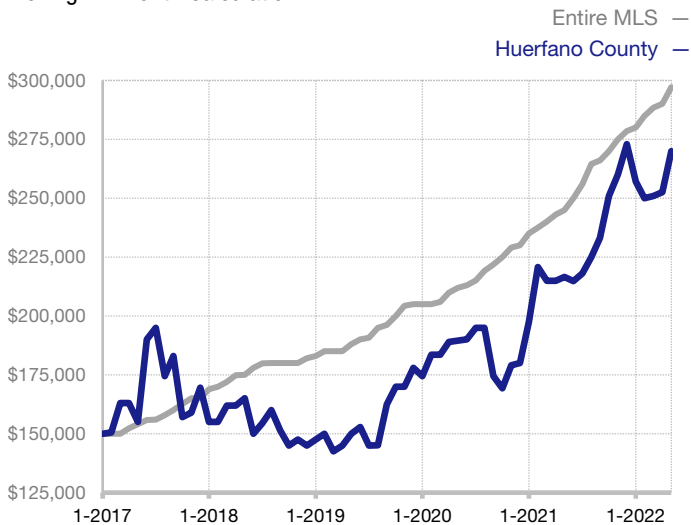
Single Family Key Metrics	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
New Listings	16	13	- 18.8%	51	47	- 7.8%
Sold Listings	11	12	+ 9.1%	48	45	- 6.3%
Median Sales Price*	\$324,900	\$419,500	+ 29.1%	\$301,000	\$279,000	- 7.3%
Average Sales Price*	\$310,234	\$428,200	+ 38.0%	\$290,915	\$346,387	+ 19.1%
Percent of List Price Received*	96.6%	98.2%	+ 1.7%	94.4%	96.6%	+ 2.3%
Days on Market Until Sale	155	111	- 28.4%	156	126	- 19.2%
Inventory of Homes for Sale	41	30	- 26.8%	--	--	--
Months Supply of Inventory	4.2	2.8	- 33.3%	--	--	--

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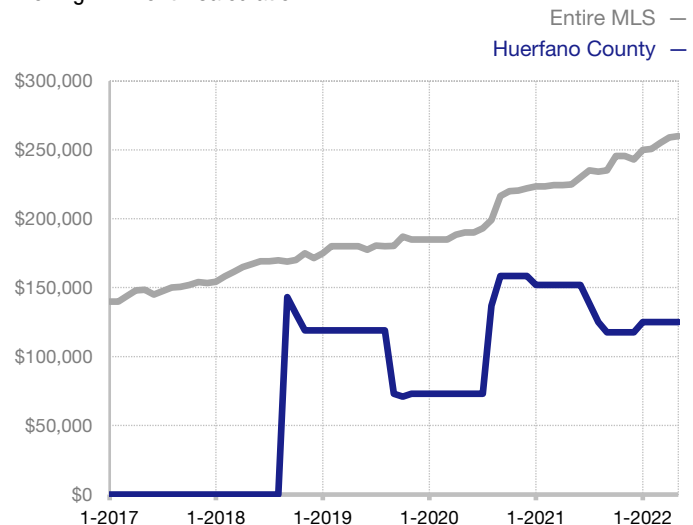
Townhouse/Condo Key Metrics	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
New Listings	1	0	- 100.0%	1	1	0.0%
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$110,000	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$110,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	88.0%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	31	0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

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La Junta

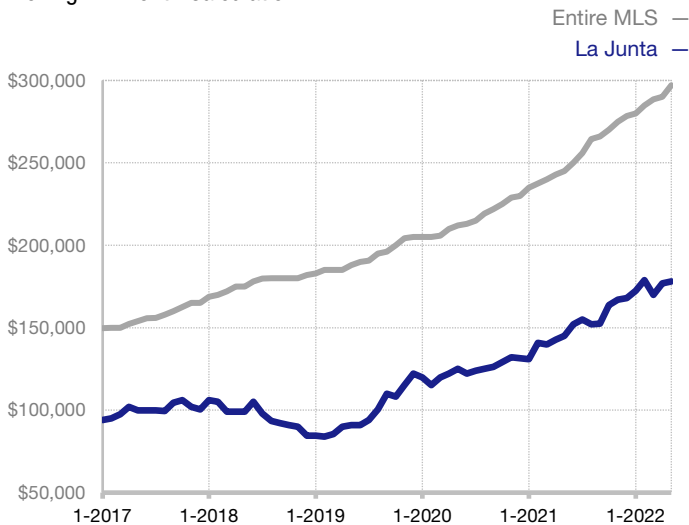
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	8	12	+ 50.0%	30	49	+ 63.3%
Sold Listings	8	11	+ 37.5%	36	40	+ 11.1%
Median Sales Price*	\$159,250	\$167,000	+ 4.9%	\$155,000	\$170,000	+ 9.7%
Average Sales Price*	\$167,563	\$376,709	+ 124.8%	\$157,194	\$220,504	+ 40.3%
Percent of List Price Received*	98.2%	96.2%	- 2.0%	96.3%	94.0%	- 2.4%
Days on Market Until Sale	163	69	- 57.7%	108	93	- 13.9%
Inventory of Homes for Sale	7	15	+ 114.3%	--	--	--
Months Supply of Inventory	0.9	1.8	+ 100.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

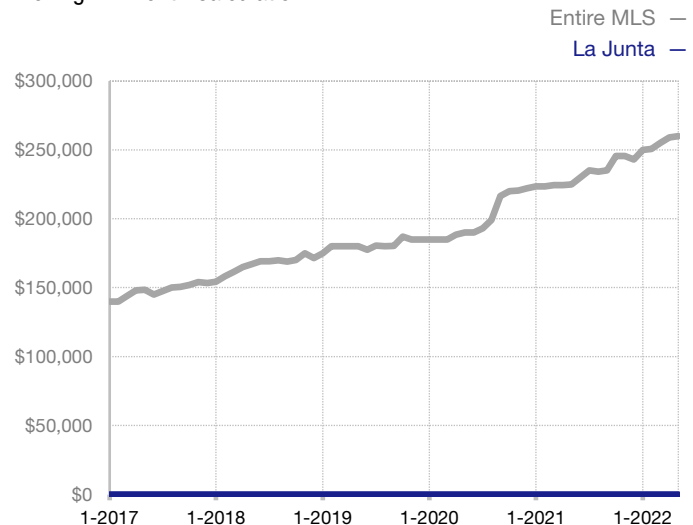
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

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Lamar

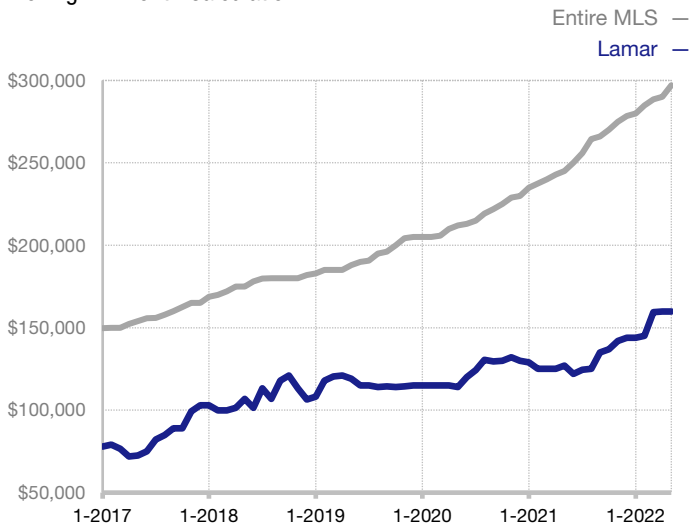
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	3	8	+ 166.7%	28	42	+ 50.0%
Sold Listings	5	3	- 40.0%	23	21	- 8.7%
Median Sales Price*	\$105,000	\$148,000	+ 41.0%	\$110,000	\$160,000	+ 45.5%
Average Sales Price*	\$121,000	\$124,333	+ 2.8%	\$133,235	\$211,048	+ 58.4%
Percent of List Price Received*	96.1%	91.4%	- 4.9%	95.2%	95.3%	+ 0.1%
Days on Market Until Sale	51	60	+ 17.6%	98	68	- 30.6%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

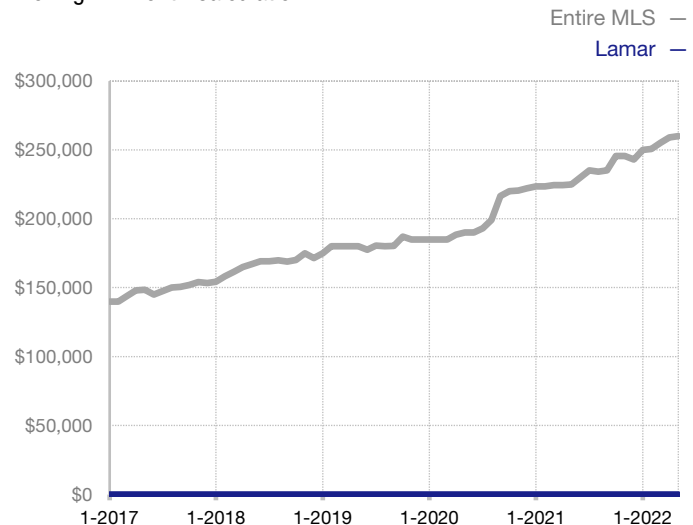
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

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Las Animas

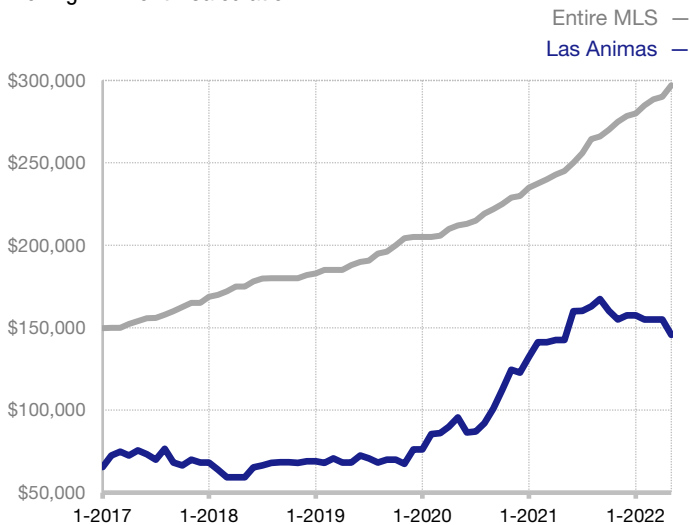
Single Family Key Metrics	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
New Listings	4	4	0.0%	17	15	- 11.8%
Sold Listings	1	3	+ 200.0%	9	13	+ 44.4%
Median Sales Price*	\$165,000	\$138,000	- 16.4%	\$170,000	\$138,000	- 18.8%
Average Sales Price*	\$165,000	\$126,000	- 23.6%	\$203,278	\$138,538	- 31.8%
Percent of List Price Received*	100.1%	100.6%	+ 0.5%	97.6%	94.6%	- 3.1%
Days on Market Until Sale	115	116	+ 0.9%	112	128	+ 14.3%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

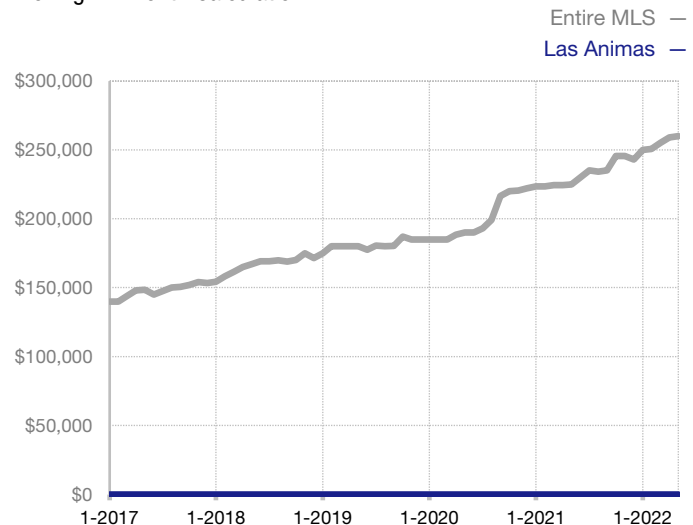
Townhouse/Condo Key Metrics	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Manzanola

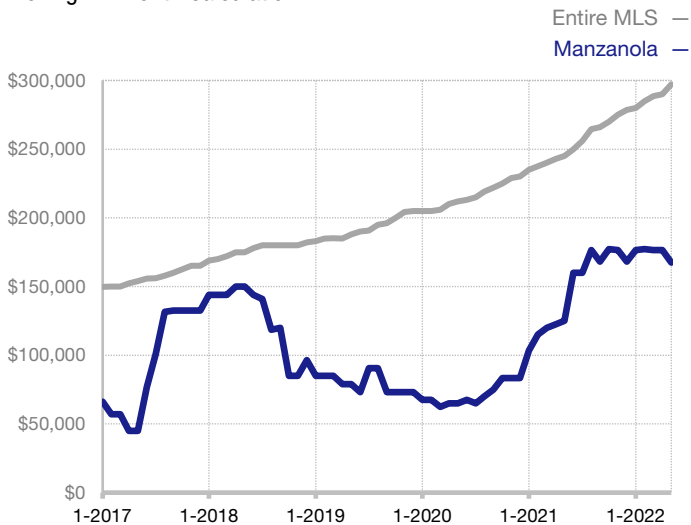
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	3	--	4	7	+ 75.0%
Sold Listings	1	2	+ 100.0%	5	3	- 40.0%
Median Sales Price*	\$176,500	\$128,000	- 27.5%	\$176,500	\$175,000	- 0.8%
Average Sales Price*	\$176,500	\$128,000	- 27.5%	\$221,900	\$212,000	- 4.5%
Percent of List Price Received*	99.8%	82.4%	- 17.4%	94.5%	86.7%	- 8.3%
Days on Market Until Sale	50	71	+ 42.0%	134	67	- 50.0%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.6	3.1	+ 93.8%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

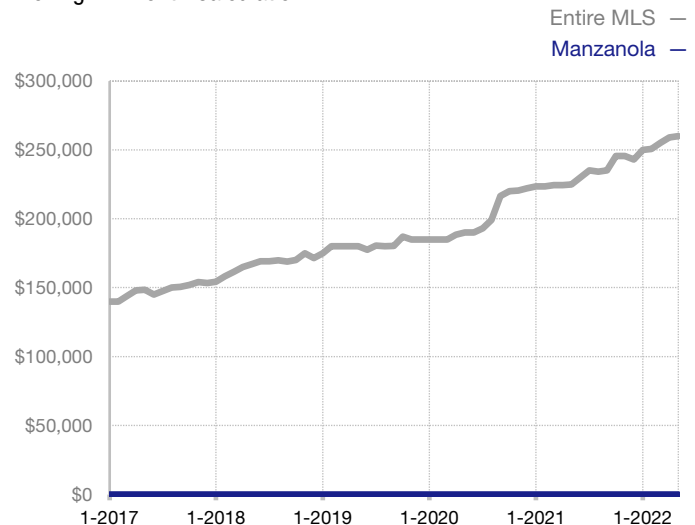
Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Rocky Ford

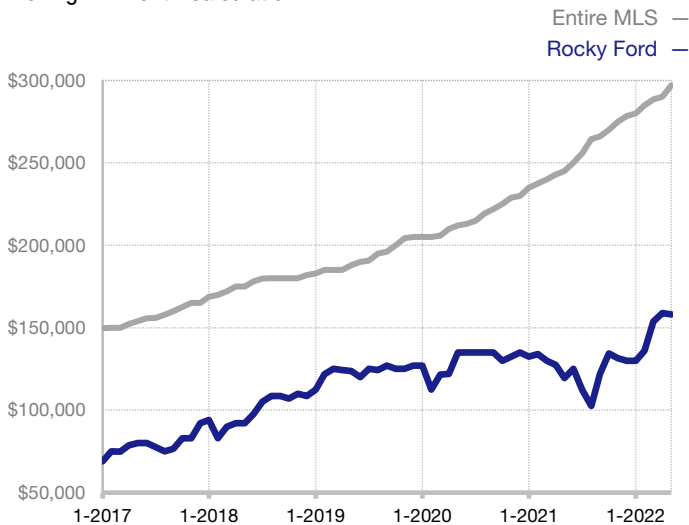
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	5	4	- 20.0%	17	27	+ 58.8%
Sold Listings	3	4	+ 33.3%	25	21	- 16.0%
Median Sales Price*	\$110,000	\$139,000	+ 26.4%	\$95,000	\$177,000	+ 86.3%
Average Sales Price*	\$129,125	\$156,750	+ 21.4%	\$134,119	\$224,452	+ 67.4%
Percent of List Price Received*	84.0%	102.9%	+ 22.5%	95.4%	96.8%	+ 1.5%
Days on Market Until Sale	120	58	- 51.7%	96	72	- 25.0%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	2.8	+ 86.7%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$128,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$128,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	102.4%	--
Days on Market Until Sale	0	0	--	0	298	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

